

The Bloomfield Housing Authority
C/o 156 Bloomfield Avenue
Windsor, CT 06095
March 2, 2015
Minutes of Regular Meeting

The Commissioners of the Housing Authority of the Town of Bloomfield met for a regular monthly meeting on March 2, 2015 at Bloomfield Town Hall in Conference Room 1.

Present: Commissioner Berman, Commissioner Schulman & Commissioner Fernandez.

Absent: N/A

Excused: Commissioner Politis

Managing Agent Present: Jermika Williams

1. **Call to Order:** Commissioner Berman called the meeting to order at 7:02 p.m.
2. **Public Communications:** Commissioner Berman spoke with consultant in New Town about leveraging state money and will submit a proposal. Don Harris is a Real Estate Agent who is also working alongside Commissioner Berman.
3. **Minute Approval:** February minutes were reviewed and approved with a motion by Commissioner Berman and seconded by Commissioner Fernandez. Unanimous vote.
4. **Special Meeting with Town Manager:**
 - a. Commissioner Berman would like to sell or auction units 10-12 and 14 Taft St. instead of replacing them. If unable to sell or auction, Commissioner Berman would like to donate to the town of Bloomfield. The Town Manager suggested checking with Bill Hogan, who manages the sale of properties such as tax sales. He also advised to have an informal inspection done by a licensed home inspector to avoid unnecessary costs.
 - b. Commissioners would like to make a presentation to the Town Council during the 2nd meeting in April.
 - c. In order to be included in the Town Newsletter, BHA will need to speak with Sharon or Abby.
5. **Financial Reports:** January 2014
 - A. Check Register
 - B. Tenant Account Reports
 - C. Monthly Financial Statements
 - i. Commissioner Fernandez expressed concerns about snow removal contract because tenants are falling on the ice.
 - ii. Jermika will review the contract and request bids from other companies to evaluate the services provided.
6. **Consultant's Report:**
 - Maintenance Issue:
 - 35 Brookdale has had significant issues with furnace and will require a new furnace.
 - 43 Marguerite Ave.'s gas furnace is having issues and will need to be replaced.
 - All repairs will be taken care of in the spring.
 - Financial Issues:

- HUD is approving funds 2 months at a time until Federal budgets are approved. January and February totaled about \$5,800, which is in line with the budget.
- Rental income is anticipated to decrease by at least \$1,500 a month due to resident rental adjustments. It is unsure if any adjustments in operating subsidy will take place.
- Residents' Issues:
 - The waiting list is closed as of January 9, 2015.
 - There are 2 new residents:
 - 3 Dale Ave. who will move in March 1, 2015
 - 49 Marguerite Ave. who will move in on March 11, 2015 just waiting on reference from landlord.

7. Old Business:

- A. Capital projects procurement project and capital fund program: Jermika needs a month to complete the scope of services.
- B. Closing the STIF Fund: the STIF money was received minus a \$10.00 processing fee.
- C. Don Harris-Real Estate Agent: provided handouts of 24 houses ranging from \$100,000-\$175,000 for review.

8. New Business:

- A. Weatherization program for all units:
 - a. 9 applications were submitted and 2 reports were received with review dates scheduled between now and April.
 - b. Jermika will check on the status of applications every 2 weeks.

9. Other

- a. Commissioner Berman would like to reschedule the April meeting.

10. Adjournment:

Commissioner Berman made a motion to adjourn the Bloomfield Housing Authority meeting at 8:00 p.m., seconded by Commissioner Fernandez and the meeting was adjourned.

Respectfully Submitted,

Vanessia Wilkins
Recording Secretary